

**Gaillard Center
CP-1014 – Construction Manager at Risk
Request for Qualifications**

Addendum #1, RFI Responses

City of Charleston
Department of Parks

Date: September 27, 2010
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This addendum is meant to answer questions and requests for clarifications on the Request for Statements of Qualifications (RFQ) dated September 15, 2010. The responses below modify this RFQ only in the manner and extent stated below.

Item 1: Clarification request: Page 3: "In order to be considered for the project, the construction manager must meet the following minimum criteria:... Direct project experience in Performing Arts Centers, with a fly tower and projects with an audience seating capacity above 1,500. These projects must have been completed in the past 10 years." Page 8 Section IV – Experience calls for experience completed in the last 5 years. Does the 10 year time frame apply specifically to Direct Performing Arts Center experience and the 5 year time frame apply to larger, complex projects?

Response: The 10 year time frame referenced in page 3 is specific to direct experience in Performing Arts Centers, whereas the 5 year time frame referenced in page 10, Section IV, is specific to work similar in scope and nature to the overall Gaillard Center project; inclusive of the performing art center, the exhibit hall and municipal office building. **For clarification purposes, applicants may change the first sentence in Section V, page 8 to read "Applicant shall provide project descriptions for at least five (5) projects completed within the last ten (10) years..."**

Item 2: Clarification request: In accordance with page 3, item 1, the minimum criteria for direct project experience is 10 years; however, page 8 section IV Experience requires projects completed within the last five (5) years. Please confirm that direct project experience within the last 10 years is acceptable for this section.

Related clarification request: Page 8 – Section 4 (Experience) section asks for five projects that outline our experience over the past five years. This section indicates that we "should include a minimum of the following" for each project. It appears that items 1&2 would be specific to the projects listed above but items 3-6 would be separate narratives that are more general to our approach of any type project

Response: Please see response for item #1.

Item 3: Question: Page 8, Section IV, Item #3 asks for a listing of all projects within the last 5 years the applicant has completed. Our company has completed over 10 Billion dollars worth of work over that time period which will be a very exhaustive list. Is it acceptable to include a list projects that indicate a sampling of our 5 year history that may be applicable to the Gaillard Center?

Response: If applicant's project list is exhaustive, please provide a sampling of projects that are applicable to the proposed Gaillard Center in relation to Scope and Cost.

Item 4: Question: Page 8, section IV.3 appears to be asking for our past projects for the past five years. Can this be a part of the appendices and not count toward our 30 page limit?

Response: Section IV.3 will not count towards the 30 page limit. See also response to Item 3 above.

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Item 5: Question: The RFP does ask about preconstruction personnel. On page 8, in Section III.6, I do not see where we are to identify our construction team. Is it necessary and will an Organization Chart be required to outline construction team?

Response: Please provide an organizational chart **identifying the proposed Pre-Construction and Construction services** key personnel, a brief description of each and a statement of the role each would be expected to perform on the project.

Item 6: Question: Are Resumes for our proposed key personnel to be included within the 30 page limit for our response?

Response: Yes.

Item 7: Question: Do you have any Conceptual or Schematic Design Documents available, if so, how can I obtain a copy?

Response: General concept information is available at www.gaillardcenter.com. Additional concept and schematic documents may be issued to SOQ finalists during the RFP process, but they are not available at this time.

Item 8: Question: What type of contract form will you be using?

Response: The contract form has not been determined at this point, but one will be issued to SOQ finalists during the RFP process.

Item 9: Question: Who are your chosen designers and consultants and where are they located?

Response: Prime consultants for this project are:

Design Architect: David M. Schwarz Architects, Inc.

Architect of Record: Earl Swensson Associates, Inc.

Structural Engineer: Walter P. Moore

MEP engineer: I.C. Thomasson Associates

Acoustic Consultant: Akustiks

Theatre Consultant: Fischer Dachs Associates

*Please note page 4, item 2.1 of the RFQ: "Applicants shall not contact other members of the project team including its architects, or subconsultants directly."

Item 10: Question: When will the selection be made for Phase 2 of the selection process and when will the RFP be sent out?

Response: We anticipate that the selection of qualified firms will occur October 25. An RFP will be issued to these firms immediately after the selection, with a due date for the proposals of November 23, 2010.

Item 11: Question: In reviewing the RFQ I noticed that there are no relative weights given to the selection criteria in para7.1.3. Question for you; are they equally considered or are they weighed unequally?

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Response: There are 100 total available points (team & recent project experience=25, individual personnel recent project experience=20, performance history on large complex projects=20, preliminary proposal for managing the preconstruction and construction of this project=20, evidence of the ability to obtain necessary bonding and insurance for the work=5, applicants responsiveness to the submittal requirements of the SOQ=10).

Item #12: The following is a list of all firms that have requested the CMAR Qualifications packet to date:

	<u>Company Name</u>	<u>Contact Name</u>	<u>Email</u>	<u>Phone</u>	<u>Mailing Address</u>
1	Rodgers Builders	Terry Horomanski, LEED AP Sr. Vice President & General Manager	THoromanski@roddersbuilders.com	864-255-5800	531 S. Main Street, Suite 305 Greenville, SC 29601
2	Hill Construction	John W. "Chip" Crane, Jr.	chip@hillcon.com	843-971-7315	295 Seven Farms Dr., Suite 301 Charleston, SC 29492
3	SKANSKA	Allen H. Jones, LEED AP Sr. Vice President	allen.jones@skanska.com	919-941-7900	4309 Emperor Blvd., Suite 200 Durham, NC 27703
4	Caddell Construction Inc.	Cindy Casebere	cindy.casebere@caddell.com	334-272-7723	PO Box 210099 Montgomery, AL 36121
5	Hardin Construction Co. LLC	Jack Rawlings, Vice President	JRawlings@hardinconstruction.com	404-554-6648	3301 Windy Ridge Pkwy., Suite 400 Atlanta GA 30339-5618
6	Thompson Turner Construction	Knowl Davis	kdavis@thompsonind.com	803.938.2653	100 North Main Street Sumter SC 29150

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7	JE Dunn Construction	Travis Bedwell, Business Dev.	travis.bedwell@jedunn.com	704-319-7751	6101 Carnegie Blvd. Suite 400 Charlotte, NC 28209
8	M.B. Kahn Construction Co., Inc	Jennifer Hall, Business Dev.	jhall@mbkahn.com	803-227-1282	101 Flintlake Rd., Columbia SC 29223
9	Dennis Corporation	Ross Travis, P.E.	rtravis@denniscorporation.com	803-252-0991	
10	Turner Construction Co.	Chris Helgeson, Business Dev.	chelgeson@tcco.com	704-785-4958	5955 Carnegie Blvd. Suite 300 Charlotte, NC 28209
11	American Constructors (and NBM)	Angel K. Choate, Exec. Assist and Office Manager	angelc@americanconstructors.us	615-329-0123	PO Box 120129 Nashville, TN 37212
12	James A. Cummings, Inc. A Tutor Perini Company	Judy J. Wong, Director of Marketing	jjw@JamesACummings.com	954-733-4211	3575 N.W. 53 Street Ft. Lauderdale, FL 33309
13	McCarthy Building Companies, Inc	Jim Eaton, VP	JEaton@McCarthy.com	770-980-4117	
14	Dargan Construction Company, LLC	Harold G. "Harry" Cushman, III Executive VP, COO	hcushman@darganconstruction.com	843-839-8235	PO BOX 1468 (29578) 900 8th Ave. North Myrtle Beach, SC 29577

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15	Choate Construction Co.	Matt Brewer, LEED AP GACR Dir. Of Bus. Dev.	mbrewer@choateco.com	843-284-9047	1671 Belle Isle Ave., Suite 100 Mt. Pleasant, SC 29464
16	Moss & Associates	Fred Fulmer, Director PreConstruction	ffulmer@mossemail.com	864-254-9450	429 Roper Mountain Rd Ste 100 Greenville, SC 29615
17	Hensel Phelps Construction Co.	Brad Winas, Operations Manager	bwinans@henselphelps.com	407-856-2400	6557 Hazeltine National Dr. Suite One Orlando, FL 32822
18	Shelco, Inc.	Jack Brown, VP Marketing/Business Developmen	jbrown@shelcoinc.com	864-918-0769	
19	B.L. Harbert International, LLC	Michelle Reid, Marketing Coordinator	mreid@bharbert.com	205-802-2823	820 Shades Creek Parkway, Suite 3000 Birmingham, AL 35209
20	Brasfield & Gorrie, LLC	Shea Cameron	Scamerone@brasfieldgorrie.com	678-581-6392	1990 Vaughn Rd., Suite 100 Kenneshaw, GA 30144
21	McHugh Construction of NC	Brian Anson	banson@mchughconstruction.com	704-846-5885	PO Box 77939 Charlotte, NC 28271-7021
22	H.G. Reynolds Company, Inc.	Ken Brophy, Project Manager	kbrophy@hgreynolds.net	843-706-9545	23 Plantation Park Dr., Suite 201
23	The Whiting-Turner Contracting Company	Vince Masciantonio, Sr. Project Manager	vince.Masciantonio@Whiting-Turner.com	704-595-9588	201 McCullough Drive., Suite 340 Charlotte,

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				NC 28262
24	Elkins Constructors, Inc.	Tricia Larson, Project Coordinator	tricia@elkinsconstructors.com	912-233-9056 7 East Congress St. Suite 500 Savannah, GA 31401
25	Trident Construction	Chappy McKay, Development Dir.	Cmckay@tridentcon.com	843-572-7600 2245 Technical Parkway North Charleston, SC 29406
26	HCAC/iSqFt Plan Rm	Elena Batts	ebatts@isqft.com	919-426-3029 8121 Brownleigh Drive Raleigh, NC 27617
27	Archer Western Contractors, The Walsh Group	Michael A Parrino, Preconstruction Manager	mparrino@walshgroup.com	704-527-2828 5550 Seventy Seven Center Dr. Suite 135 Charlotte, NC 28217
28	Hunt Construction Group, Inc.	Bill Palmer.	bpalmer@huntconstructiongroup.com	972-788-1000 4099 McEwen, Suite 400 Dallas, TX 75244
29	Bovis Lend Lease	Joe Hooten, Vice Pres - Operations Dir.	joe.hooten@bovislendlease.com	704-357-2830 2300 Yorkmount Rd., Suite 700 Charlotte, NC 28217
30	Mortenson Construction	Todd Vigil, Director of Business Dev.	todd.vigil@mortenson.com	763-287-5932

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31	Creamer-Pearce, LLC	Charles Wall	charles@creamerpearce.com	770-422-1880	3230 Moon Station Rd NW Suite A Kennesaw, GA 30144
32	Adams & Wilson Development	Travis Ortner	Tortner@adams-dev.com	843-216-9990	835 Lowcountry Blvd. Mt. Pleasant, SC 29464
33	PCL Construction Services, Inc.	Matt Redd, Business Development Manager	mrredd@pcl.com	704-357-3740	Three Parkway Plaza 4944 Parkway Plaza Blvd Suite 190 Charlotte, NC 28217
34	Shiel Sexton Company	Ben Wilhelm, President, Southeast Region	bwilhelm@shiels Sexton.com	704-679-4060	9800-G Southern Pine Blvd. Charlotte, NC 28273
35	BE&K Building Group	Jeff Thompson, Sr. Vice President	jeff.thompson@kbr.com	704-551-2707	5605 Carnegie Blvd, Suite 200 Charlotte, NC 28209
36	Mashburn Construction Company, partnering w/ Balfour Beatty Construction	E. Dyson Scott, Mashburn Const.	Dscott@Mashburnconstruction.com	843-853-4303	1202 Chuck Dawley Blvd., Mt. Pleasant, SC 29464
37	The Christman Company	Jeff Arlington, Vice President	jeff.arlington@christmanco.com	517-374-0838	The Christman Building 208 N. Capitol Ave. Lansing MI 48933-1357

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38	Crest Industries, Inc.	Paul Koenig	paul@crestindustriesinc.net	843-243-0486	4230 River Road Johns Island, SC 29455
39	McKnight Construction Company	Denise Reed	denisereed@mcknightconstruction.com	706-863-7784	
40	Linbeck	Michael Blakemore, Client Executive	mblakemore@linbeck.com	817-348-7728	201 Main St. Suite 1801 Fort Worth, TX 76102
41	Art Brown Construction & Management	Art Brown	artbrownconstmgr@comcast.net	843-762-0754	
42	Fraser Construction	Jim Rowan, PE Vice President	jrowan@fraser-construction.net	843-815-4747	PO Box 2600 Bluffton, SC 29910

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